



The Corporation of the Town of Orangeville

By-law Number 2020-045

A By-law to Adopt Amendment No. 123 to the Official Plan (Saberwood Homes: 62A, 64, 66, 68 First Street; OPZ 2/19).

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 123 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

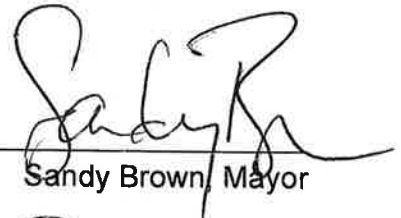
Passed in open Council this 10th day of August, 2020.


Sandy Brown, Mayor


Karen Landry, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 123**

The attached explanatory text and map, constituting Amendment Number 123 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 22 of the Planning Act, R.S.O., 1999, C. P.13 on August 10, 2020.



Sandy Brown, Mayor



Karen Landry, Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 123**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to re-designate the subject lands from “Restricted Commercial Residential” to “Medium Density Residential” and to add a special policy to permit a maximum density and/or total number of dwelling units in order to allow a 40-unit common element condominium townhouse development on the subject lands.

2. Location

This amendment applies to the lands described as Part of Lots 3 and 4, Plan 275, municipally known as 62A, 64, 66, 68 First Street. The lands comprise 0.80 hectares and are located on the west side of First Street, north of Fead Street.

3. Basis of the Amendment

The subject lands are predominantly surrounded by residential land uses with townhouse dwellings immediately to the south, single detached dwellings to the west, low-rise residential apartments to the north, and a mix of residential and commercial uses on the east side of First Street.

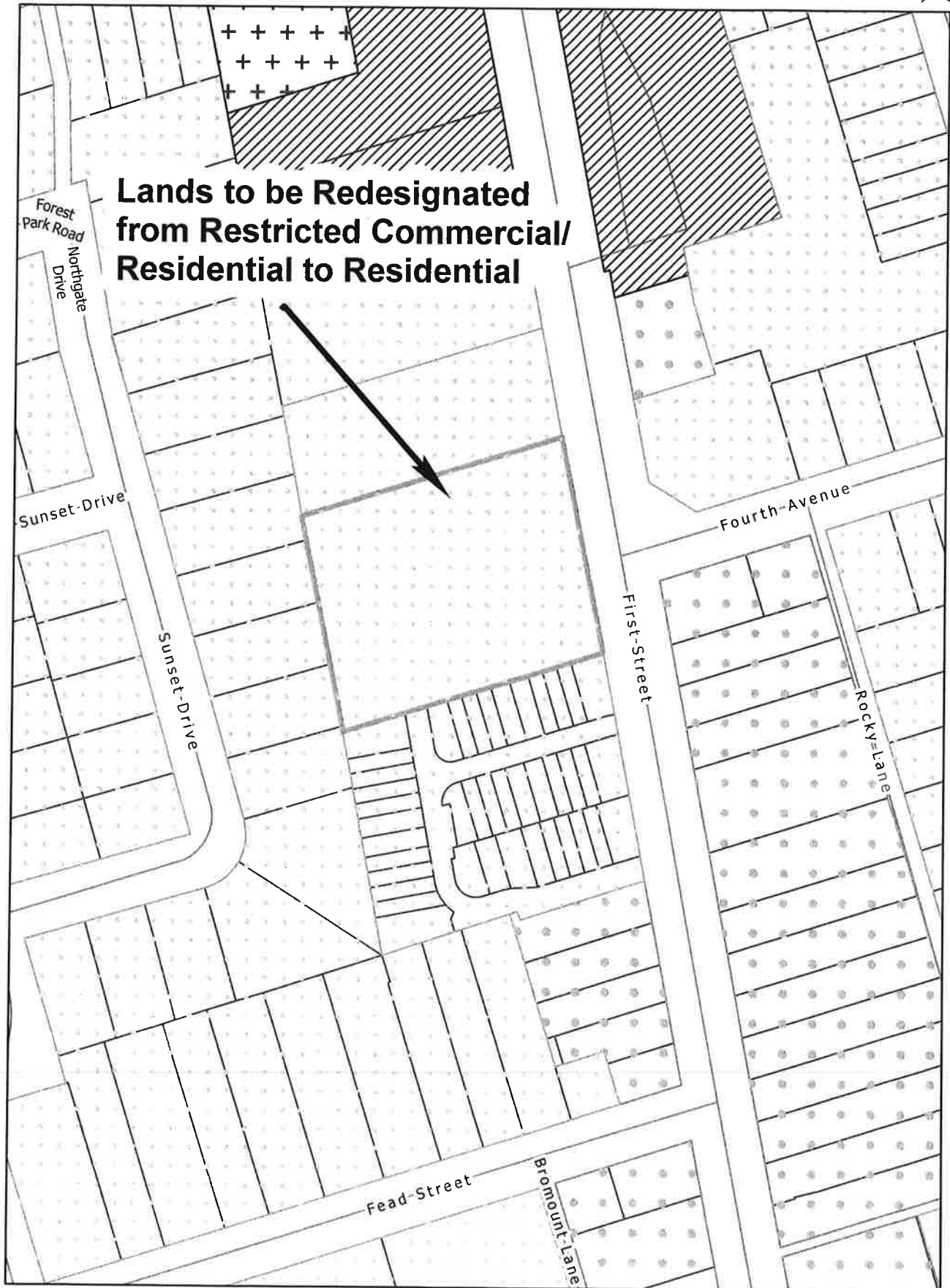
On August 12, 2019 a statutory public meeting was held for public review and comment. The property is located in an Intensification Area as identified on Schedule B1 (Built Boundary) to the Town’s Official Plan and subject to policies E1.11 which encourages development or redevelopment of a property at higher density than what currently exists.

An official plan amendment is needed, since the “Restricted Commercial Residential” designation does not permit townhouses. In preparing the current amendment, the Town has considered several planning objectives, constraints and interests of the community. The development of the lands will allow for a form of development and tenure that appears to be in demand in the Town of Orangeville. The development proposed will contribute to the Town’s objectives to provide a range and mix of housing options. The proposed amendment complies with the intent of the Official Plan policies of section I12 related to the criteria that is to be considered when amending the plan.

The basis for this amendment is as follows:

1. It complies with the Provincial Policy Statement and provincial Growth Plan (A Place to Grow) policies with respect to promoting infilling and intensification;
2. It provides an opportunity for an additional type of housing opportunity in accordance with the Official Plan's policies to provide a balanced range of housing that meets a variety of needs in terms of size, type, ownership status and location;
3. The density of the proposed development provides a greater density of development than the existing single detached dwelling units;
4. The townhouse form of development is an appropriate transition from single family residential to the west; and
5. The site servicing study and traffic analysis support the suitability of the site for townhouse development.

Schedule 'A' to Official Plan Amendment No. 123



Part B – The Amendment

The Official Plan for the Town of Orangeville is amended as follows:

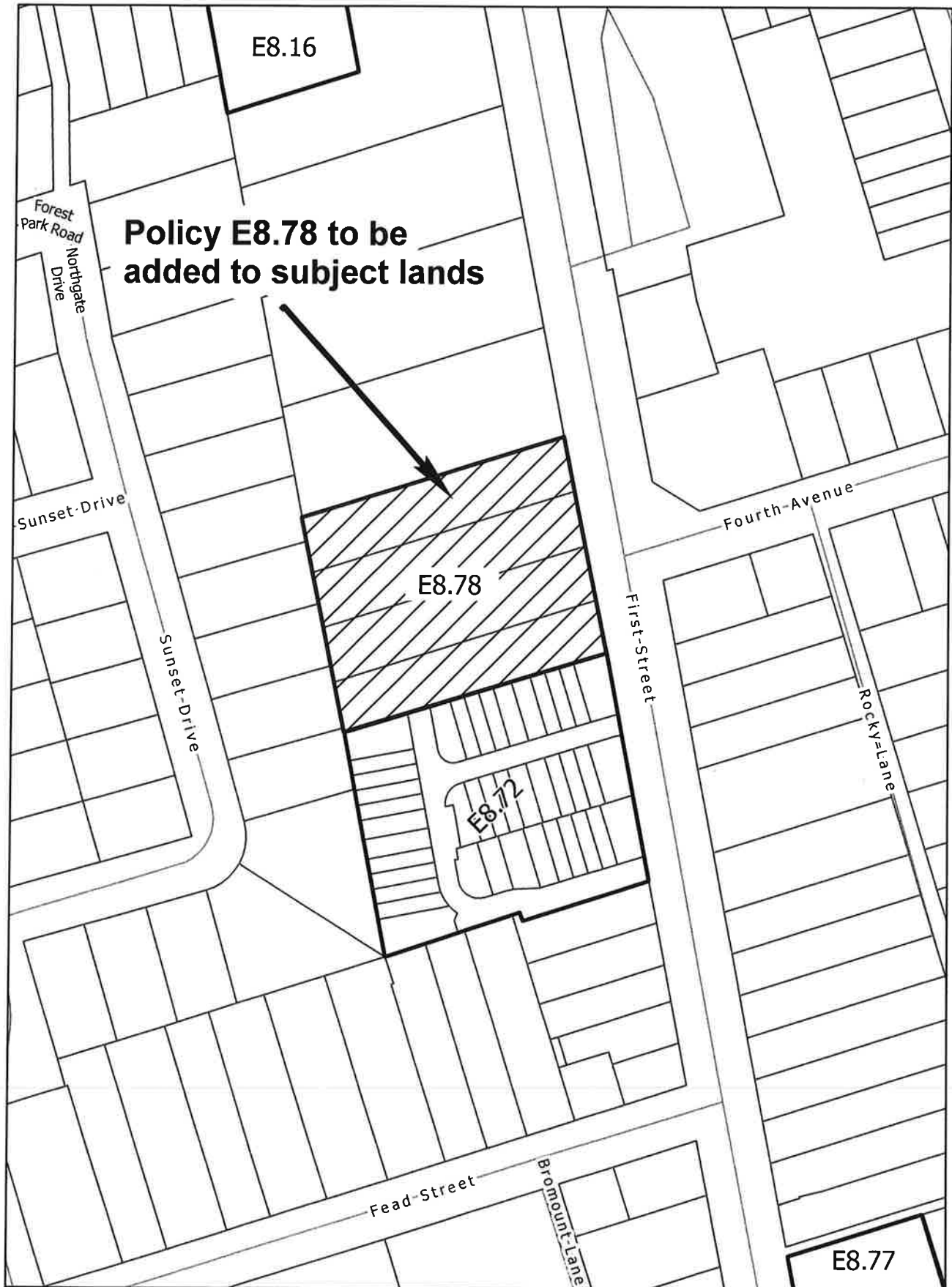
1. Section E8 “Policies for Specific Areas” is hereby amended by adding the following policy:

“E8.78 Notwithstanding the Medium Density designation, a maximum density of 51 units per net residential hectare or 40 units is permitted, whichever is less.”

2. Schedule “A” “Land Use Plan” is hereby amended by designating the lands to “Residential” as shown on the attached Schedule “A” to this amendment.
3. Schedule “B” “Policies for Specific Areas” is hereby amended by showing the lands subject to “Policies for Specific Areas” and adding reference to Policy E8.78 as shown on the attached Schedule “B” to this amendment.
4. Schedule “C” “Residential Density Plan” is hereby amended by designating the lands to “Medium Density Residential” as shown on Schedule “C” attached to this amendment.

Schedule 'B' to Official Plan Amendment No. 123

N



Schedule 'C' to Official Plan Amendment No. 123

N

